

**CITY OF MANHATTAN BEACH**

**DEPARTMENT OF COMMUNITY DEVELOPMENT**

**TO:** Parking and Public Improvements Commission

**FROM:** Erik Zandvliet, T.E., Traffic Engineer

**DATE:** August 27, 2015

**SUBJECT: Consider a Request for Resident Permit Parking Restrictions on the 500-600 Blocks of 18<sup>th</sup> Street**

**BACKGROUND:**

In June 2015, the City received a resident petition for the installation of “2-HOUR PARKING 7AM-8PM VEHICLES WITH TAGS EXEMPTED” restrictions on the 500 block and a portion of the 600 Block of 18<sup>th</sup> Street (Exhibit 1). The petition was signed by 13 of the 18 properties with frontage along 18<sup>th</sup> Street between Ardmore Avenue and 635/636 18<sup>th</sup> Street, representing a 72% majority in favor of the restrictions (Exhibit 2). The petitioners state that non-resident and employee parking demand increased substantially on 18<sup>th</sup> Street after Two-Hour parking restrictions were posted on 17<sup>th</sup> Street in December 2013.

On October 21, 2008, the City Council approved the 2008 Downtown Parking Management Plan (Plan). The Plan evaluated the overall parking situation in the downtown area and developed strategies for optimizing usage of the public parking lots and on-street parking spaces. One of the strategies in this Plan is the provision for residents within a particular zone east of Downtown to petition for limited time parking restrictions and obtain permits to override the parking restrictions. This Downtown Resident Override Parking Program is more fully explained in Exhibit 3.

On February 16, 2010, the City Council reviewed a follow-up parking study, approved additional measures, and modified some parts of the Plan. A buffer zone around the original Residential Override Parking Zone was approved to allow for the expansion of residential permit parking restrictions on streets, subject to the verification of Downtown parking impact (Exhibit 4).

Pursuant to the existing Program, 16 street segments have been posted with limited time parking restrictions and override permit exemptions as shown in Exhibit 4. All areas have “2-HOUR PARKING 7AM TO 8PM RESIDENT TAGS EXEMPTED” restrictions.

**DISCUSSION:**

The petitioners live on 18th Street, which is a 30 feet wide local residential street with a 25 mph prima facie speed located east of Ardmore Avenue north of Downtown and east of Live Oak Park. It is stopped at Ardmore Avenue and is improved with curbs, and some sidewalks. Curb parking is allowed on both sides of the street, except for street sweeping restrictions. Curb parking demand is generally heavy in all time periods. There is a high visibility crosswalk on the south leg of Ardmore Avenue at 18<sup>th</sup> Street that leads to Veterans Parkway and Live Oak Park.

Field observations were made on typical days during peak and non-peak periods. Heavy parking was observed during most time periods, typically heaviest in mornings, late afternoons and evenings. Parking demand appears to be generated by a combination of residents, home contractors, park users and Downtown employees. In addition, the local badminton club members often use 18<sup>th</sup> Street when the private parking lot is occupied. Specific users were generally hard to identify, due to random parking patterns and the inability for staff to conduct long-term observations. However, a large percentage of non-resident parking was confirmed by staff.

Since public streets are owned by government agencies and maintained with public funds, street parking must remain open and available to all users by law, subject to certain parking restrictions authorized in the California Vehicle Code (CVC). When recurrent and heavy parking demand significantly limits the ability for residents to have an equitable opportunity to park on a public street, the CVC allows a local jurisdiction to limit or restrict parking. CVC Section 22507(a) states:

22507. (a) Local authorities may, by ordinance or resolution, prohibit or restrict the stopping, parking, or standing of vehicles, including, but not limited to, vehicles that are six feet or more in height (including any load thereon) within 100 feet of any intersection, on certain streets or highways, or portions thereof, during all or certain hours of the day. The ordinance or resolution may include a designation of certain streets upon which preferential parking privileges are given to residents and merchants adjacent to the streets for their use and the use of their guests, under which the residents and merchants may be issued a permit or permits that exempt them from the prohibition or restriction of the ordinance or resolution. With the exception of alleys, the ordinance or resolution shall not apply until signs or markings giving adequate notice thereof have been placed. A local ordinance or resolution adopted pursuant to this section may contain provisions that are reasonable and necessary to ensure the effectiveness of a preferential parking program.

The petitioners on 18<sup>th</sup> Street are requesting a resident override parking zone immediately north of the existing Buffer Zone, similar to existing parking restrictions on the 500 block of 17<sup>th</sup> Street east of Ardmore Avenue. The Traffic Engineer has confirmed a recurrent and heavy parking demand that has impaired the ability of residents to find parking close to their homes during most times of the day. If the petition area had been within the existing Buffer Zone, the Traffic Engineer would have administratively approved the request, but since it is located outside the previously approved Zone, it is being reviewed by this Commission to solicit public comments and to authorize expansion of the Buffer Zone, as allowed in the Downtown Resident Override Parking Program.

### **Public Notice**

Residents and property owners within 300 feet of the intersection were notified by mail of the proposed stop sign request and were invited to give input to the Commission. This meeting was also posted in the standard public notice locations.

### **CONCLUSION:**

Based on observations of recurrent and heavy parking demand, and satisfaction of petition majority, it is recommended that the Commission approve a motion to post “2-HOUR PARKING 7AM-8PM VEHICLES WITH TAGS EXEMPTED” restrictions on 18<sup>th</sup> Street between Ardmore Avenue and 635/636 Ardmore Avenue.

- Exhibits:
1. Citizen Petition
  2. Petition Zone Map and Aerial Photo
  3. Summary of Downtown Resident Override Parking Program
  4. Downtown Resident Override Parking Program Map



EXHIBIT 1

City of Manhattan Beach
Downtown Residential Override Parking Program
Petition Form

We, the undersigned residents, do hereby petition the City of Manhattan Beach to establish
TWO HOUR PARKING 7AM - 8PM VEHICLES WITH TAGS EXEMPTED\* restrictions
on the 500/600 block of 18th Street

between Ardmore and 635/636 18th St.

We attest that each undersigned person is 18 years or older and is a responsible owner or resident in
the proposed block.

We attest that a copy of the Downtown Residential Override Parking Program Petition Form
Procedures was attached to this petition for review at the time this petition was signed.

The designated contact person(s) are:

CONTACT PERSON: Dan Barrett DAYTIME PHONE NO. 310-989-1799

ALTERNATE CONTACT: DAYTIME PHONE NO.

NOTE: Only one responsible signature per residence is required.

Table with 4 columns: SIGNATURE (or "Opposed" or "No Contact"), PRINT NAME, PRINT STREET ADDRESS, PRINT DATE. Contains 10 rows of handwritten signatures and printed names/addresses.

I declare, under penalty of perjury, pursuant to the laws of the State of California, that the foregoing is true and correct.

Handwritten signature of Dan Barrett

Signed by Contact

Executed on 06/19/15 in Manhattan Beach, California

Downtown Residential Override Parking Petition on 500/600 Block of 18th St

NOTE: Only one responsible signature per residence is required.

SIGNATURE Or "Opposed" or "No Contact"	PRINT NAME	PRINT STREET ADDRESS	PRINT DATE
	Jennifer Bevilacqua	6116 18th St	5-16-15
	Lucia Mendez	613 18th St	5-16-15
	ERIC BOUFFARD	529 18th St.	5/18/15
No Contact - Under Construction		1800 Ardmore	
Badminton Club - No Contact		516 18th St.	
No contact -		629 18th St.	
Same Owner - opposed		633+635 18th	
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
23.			
24.			

I declare under penalty of perjury, pursuant to the laws of the State of California, that the foregoing is true and correct.

Signed by Contact

Executed on 6/18/15 in Manhattan Beach, California.  
Date

# Manhattan Beach



## Legend

- Hydrants
  - PFC
  - WCCAWP
- Addresses
- City Boundary
- Streets
- Parcel

L3\_6434\_1778b.tif

288.0 0 143.98 288.0 Feet

Scale: 1:1,728



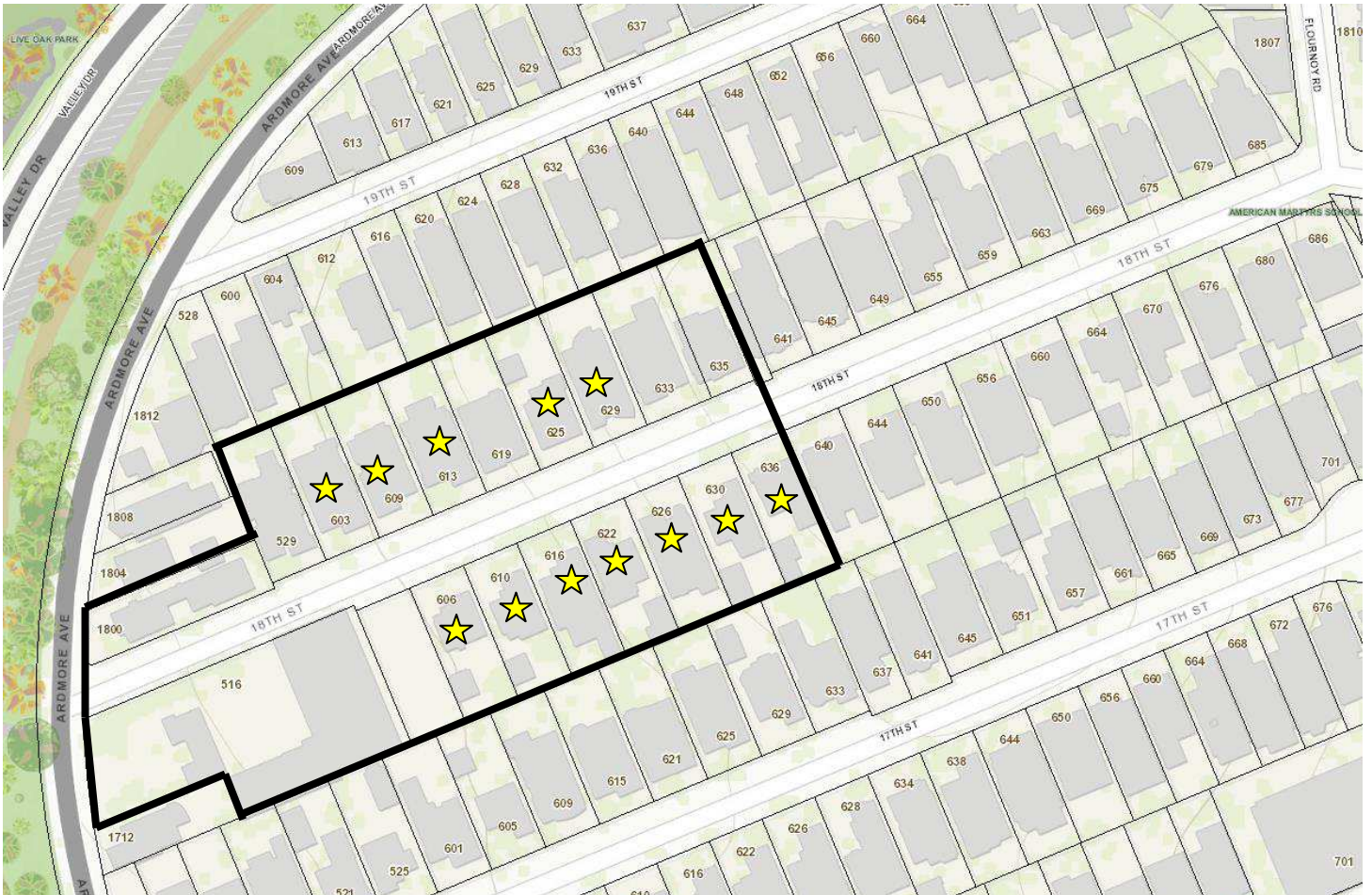
This map is a user generated static output from the "MB GIS Info" Intranet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

© 1999 Geographics Group Ltd.

## Notes

500 and 600 block of 18th Street area

EXHIBIT 2  
Petition for Resident Permit Parking Restrictions  
Petition Zone and Aerial Photo



CITY OF MANHATTAN BEACH  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 1400 HIGHLAND AVENUE, P.O. BOX 6459  
 MANHATTAN BEACH, CALIFORNIA 90266



## DOWNTOWN RESIDENTIAL OVERRIDE PARKING PROGRAM PETITION FORM PROCEDURES

### PROCEDURES

1. The complete criteria and procedures for the Downtown Residential Override Parking Program are available at the Community Development Department Counter at City Hall, located at 1400 Manhattan Avenue.
2. Residents fronting an eligible street may petition for two-hour time limit parking restrictions on their block. A block is defined as the length of street between two adjacent intersections or between an intersection and the termination of the street or override parking zone in either direction. Street frontages with commercial uses only are not eligible for this program.
3. One or more sponsor(s) (contact person) may circulate the petition form to all residents of the fronting properties on both sides the proposed block. If a resident is against the Residential Override Parking Program, the word "OPPOSED" should be noted in the petition signature space. If the sponsor is unable to contact a resident, "NO CONTACT" should be noted in the petition signature space with the days and times that the contact was attempted.
4. After at least two-thirds (66.6%) of the fronting property owners or residents on both sides of the proposed block have signed in support of the Downtown Residential Override Parking Program, the contact person signs the perjury statement on each page of the petition, and submits the petition to the Traffic Engineer. There is no fee to petition for installation or removal of parking restrictions on a street within the program area.
5. City of Manhattan Beach staff will evaluate the petition and verify eligibility of the proposed block. Once verified, the approved block will be posted with "TWO HOUR PARKING 7AM TO 8PM." Parking restrictions will be effective on all days, except that vehicles with tags will be exempted from the time limit. All residents on that block will be notified that they may apply for residential override hangtags issued by the City, located at the above address.
6. Residential override tags are available only to applicants who live on a qualified street posted with restricted parking. First-time applicants must show proof of residence. HANGTAGS ARE VALID ONLY FOR THE ADDRESS ON THE APPLICATION.
7. Each qualified residential household is allowed up to two (2) hangtags for vehicles registered to occupants of the residence. In addition, one transferable hangtag may be issued to each household to be used for any guest vehicle of that household. Only one transferable hangtag will be issued per program term to each household. No replacement of lost or stolen transferable hangtags will be issued.
8. The issuance fee for an override hangtag is \$15.00 for the first vehicle and \$5.00 for each additional hangtag. There is no prorated adjustment or refund in the fee if the applicant enters the program any time after the current program cycle has started. The fee for replacement of lost or stolen non-transferable hangtags is \$5.00.
9. All residential parking override tags are valid during the current program term or until the resident no longer resides in a qualified dwelling unit for such override, whichever occurs first.
10. All vehicles must be currently registered to the address on the application. The hangtag shall prominently displayed in the front windshield of the eligible vehicle.
11. All other applicable parking restrictions, such as street sweeping and red curbs, must be followed. Vehicles with override hangtags are NOT exempt from parking meter regulations.
12. The current Downtown Residential Override Parking Program term expires March 31, 2015.



EXHIBIT 4  
 City of Manhattan Beach  
**Downtown  
 Residential  
 Override  
 Parking Program**

